



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members

JESSE G. ALVAREZ

LEE BRAND, Vice Chair

JEFFREY HARRINGTON

HAL KISSLER

CYNTHIA STERLING

CHARLES VANG

Planning and Development

Director/Secretary

NICK P. YOVINO

Deputy City Attorney

MICHAEL SLATER

The Planning Commission welcomes you to this meeting.

September 4, 2002

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. **ROLL CALL**

II. **PLEDGE OF ALLEGIANCE**

III. **PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes

B. Communications

1. Consider approval of a request by Central Unified School District for a finding of General Plan Consistency in accordance with California Public Resources Code Section 21151.2 and Government Code Section 65402(c), for the District's proposed educational center, comprised of 155 acres located on the northeast corner of Grantland and Ashlan Avenues (APN 311-070-22), currently in the unincorporated portion of the City of Fresno's Sphere of Influence.

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Continued Hearing on consideration of Draft 2025 Fresno General Plan and Draft Master Environmental Impact Report No. 10130. The public comment portion of the public hearing was closed on August 21, 2002. Meeting of September 4, 2002, will be a continuation of Commission deliberation. **(Continued from meeting of August 21, 2002.)**

VII. CONTINUED MATTERS – (Continued)

- B. Consideration of an appeal of the Planning and Development Director's approval of Conditional Use Permit No. C-02-095 and environmental findings, filed by Cingular Wireless, for 600 square feet located at 678 East Shaw Avenue relating to the development of a wireless unmanned telecommunications transceiver facility that will include a 70-foot high monopole with attached antennas, and electrical equipment cabinets at the base of the monopole. **(Continued from meeting of August 21, 2002.)**
1. Environmental Assessment No. C-02-095, determination of categorical exemption.
 2. Conditional Use Permit No. C-02-095, as described above.
 - Hoover Community Plan Area
 - Council District 4 (Councilmember Castillo)
 - Staff Member: Robert Logan
 - Staff Recommendation: Deny appeal, approve project
 - May be considered by City Council
- C. Consideration of an appeal of the Planning and Development Director's denial of Site Plan Review No. S-02-131, filed by Virgil M. Piper for 6,600 square feet of real property located at 635-637 West Hammond Avenue. **(Continued from meeting of August 7, 2002.)**
1. Site Plan Review No. S-02-131 requests authorization to use the subject property as four living units.
 - Fresno High-Roeding Community Plan Area
 - Council District 3 (Councilmember Ronquillo)
 - Staff Member: Stan Dilbeck
 - Staff Recommendation: Deny appeal; deny application
 - May be considered by the City Council
- D. Consideration of an appeal of the Planning and Development Director's approval of Variance No. V-02-009 and environmental findings, filed by Wilson Homes, for 0.50 acre of real property located at 498 West Bluff Avenue relating to the installation of a 5 foot high wrought iron fence within a 25 foot front yard building setback area on a residential parcel. **(Continued from meeting of August 21, 2002.)**
1. Environmental Assessment No. V-02-009, determination of categorical exemption.
 2. Variance No. V-02-009, as described above.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Robert Logan
 - Staff Recommendation: Deny appeal, approve project
 - May be considered by City Council

VIII. NEW MATTERS

- A. Consideration of an appeal of the Planning and Development Director's approval of Conditional Use Permit No. C-02-109 and environmental findings, filed by The Roman Catholic Bishop of Fresno and Mark E. Russell Architects for 8.68 acres of real property located at 1572 East Barstow Avenue.
1. Environmental Assessment No. C-02-109, finding of negative declaration issued on July 22, 2002.
 2. Conditional Use Permit No. C-02-109 to authorize construction of a 12,604 square foot single-story ministry center.
 - Hoover Community Plan Area
 - Council District 4 (Councilmember Castillo)
 - Staff Member: Stan Dilbeck
 - Staff Recommendation: Approve
 - May be considered by City Council
- B. Consideration of Rezone No. R-02-018 and environmental findings, filed by Leland E. Scott for 34,560 square feet of real property located at 7370, 7372 North Sugar Pine Avenue and 56 West Pinedale Avenue.
1. Environmental Assessment No. R-02-018, finding of negative declaration issued on August 7, 2002.
 2. Rezone No. R-02-018, requesting to rezone the subject property from R-1, Single-Family Residential District to the C-6, Heavy Commercial District.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Stan Dilbeck
 - Staff Recommendation: Approve
 - Will be considered by City Council
- C. Consideration of Vesting Tentative Tract No. 5061, filed by Riverview Estates for the development of 2 acres located on the north side of West Audubon Drive between West Nees and North Maroa Avenues.
1. Environmental Assessment No. T-5061, determination of initial study to file a negative declaration.
 2. Vesting Tentative Tract No. 5061, a 9-lot single family residential planned development subdivision.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Robert Lewis

- Staff Recommendation: Approve
- May be considered by the City Council

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT